



Town of Tyngsborough

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Tyngsborough Affordable Housing Plan Highlights

Section 1: Needs Assessment

- **Analysis of Census Data:** A 1998 report by RKG Associates analyzed census and other demographic information identifying a lack of apartments and senior housing as problem areas that needed to be addressed in the future. In 2003, an EO 418 Master Plan process is underway to update the RKG report with 2000 census data.
- **Development constraints:** Tyngsborough's current zoning was put in place in 1987. It has direct constraints to building housing such as single family zoning requiring 1.5 acre lot area and 200 feet of frontage. It also includes indirect constraints such as town meeting approval requirements for multi-family and open space residential subdivision projects. In addition, Tyngsborough has other constraints involving utilities such as limited public water and sewer.
- **Ability to mitigate and overcome constraints:** Zoning issues will be addressed at Town Meeting. Zoning changes for Town Meeting such as developing incentive or inclusionary zoning, removing town meeting requirements for specific projects, allowing accessory apartments have all been discussed as part of the Master Plan process. The ability of the Town to extend sewer and water facilities is limited and will require partnerships with developers.
- **Municipality's infrastructure:** Tyngsborough is served by three different Water Districts and yet most of the town is served by private wells. The Tyngsborough Water District serves the area proposed for development and purchases its water from other communities. There are capacity issues that need to be addressed by developers in order to have adequate water supplies for these projects. The Tyngsborough Sewer Commission has inter-municipal agreements with Chelmsford and Lowell that limits capacities. New projects need to address these capacity issues.

Section 2: Affordable Housing Goals

- The two Chapter 40B proposals address a mix of housing types that meets the needs discussed above. Merrimac Landing was approved with 144 apartments and recently amended to add 32 townhouse for sale units. Maple Ridge was approved with 96 apartments and 104 single family for sale units (72 single

family units will be age restricted 55 and up). They recently were granted an insubstantial increase of 20 single family units. These increases will be granted to help offset the cost of extensions to water and sewer lines needed to adequately serve the project and the Town.

- Use restrictions include all housing types having at least 25% of the units affordable to households at 80% of medium income in perpetuity. Preferences will be given to Tyngsborough residents, their children or parents, and employees of facilities within the Town. Any proposed changes to types of units in 40B developments must have approval of the Zoning Board of Appeals and must maintain the Town's 10% status.
- The timeframe for production of units by the two approved 40B developments includes a five year build out scenario that will provide a minimum $\frac{3}{4}$ of one percent of the Town's units to be built each year.

Section 3: Affordable Housing Strategy

- Identification of geographic areas was covered in the plan by a map where proposed zoning changes discussed above will take place.
- The housing strategy is consistent with the housing needs as discussed above. The two 40B developments address those current needs and proposed modifications to the zoning should address the needs in the future. The Town's Community Preservation funding will be used to develop and fund various types of affordability programs to help maintain the Town's 10% affordable units.
- Specific sites for Comprehensive Permits were identified on the map.
- Preferable characteristics of resident development in the future would include open space residential subdivisions with inclusionary or incentive zoning provisions. Additional 40B development will be limited to projects meeting the current needs of the community as determined by the Town.
- Municipally owned parcels for development have not been reviewed as yet however the Master Plan process will include potential development of these properties and chapter 61 properties for affordable housing purposes.